

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: December 13, 2018

Item Number: **009**

Capital Contracting Office

Authorize additional funding for the professional services agreement with M. Arthur Gensler, Jr. and Associates Inc., dba Gensler to provide additional design services for the Austin Bergstrom International Airport Terminal/Apron Expansion and Improvements Project in the amount of \$3,000,000, for a total contract amount not to exceed \$41,457,000. [Note: This amendment will be awarded in compliance with City Code 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). Current participation to date is 12.57% MBE and 11.24% WBE.].

District(s) Affected: District 2

Lead Department	Department of Aviation <u>Managing Department(s)</u> Public Works Department
Fiscal Note	Funding is available in the Fiscal Year 2018-2019 Capital Budget of the Department of Aviation.
Purchasing Language	Original contract was awarded through a qualifications-based selection process.
Prior Council Action	March 23, 2017 - Council approved an amendment to the Professional Services agreement for \$2,400,000. October 15, 2015- Council approved an amendment to the Professional Services agreement for \$18,000,000. August 7, 2014 - Council approved preliminary phase services \$18,000,000.
For More Information	Inquiries should be directed to the City Manager’s Agenda Office, at

	512-974-2991 or AgendaOffice@austintexas.gov. Direct inquiries to Rolando Fernandez, 512-974-7749, Aiden Cohen, 512-974-1929, Robert Pirtle, 512-974-7234.
Council Committee, Boards and Commission Action	November 13, 2018 - Recommended by the Airport Advisory Commission on a 6-0-0-5 vote, with Commissioners Watry, Walewski, Tegeler, E. Sepulveda, and Hendricks absent.

Additional Backup Information:

Austin Bergstrom International Airport has exceeded its service capacity of 11 million total annual passengers. In keeping with the recommendations of the 2003 and 2008 Master Plan and Master Plan Phasing Projects, the current Terminal / Apron expansion Project expands the existing terminal. The expansion adds nine gates that will balance the terminal and provide new hold room space, concessions, restroom facilities, and concourse circulation space. It would also accommodate additional aircraft parking spaces on the apron for both domestic and international airline operations. The expanded terminal will accommodate approximately 4 million additional passengers per year for a total of 15 million annual passengers - an increase of 27%. In August 2014, Gensler and Associates was approved by City Council to begin Preliminary Design Services to include project scoping and project definition for the Terminal Expansion and Terminal Improvements project.

In October 2014, Hensel Phelps Construction Company was selected as the Construction Manager-at-Risk responsible for preconstruction phase and construction phase services for the Terminal Expansion and Improvements Project. The terminal expansion will include gate expansion on the concourse level and apron level. The terminal improvements will consist of enhancements to the hold room areas, roof inspections and replacements, electrical distribution infrastructure, airline radio infrastructure, terminal security system, bag claim level infrastructure, and terminal public address system replacement.

Through the process of project scoping and project definition, the apron and airside portions of the overall project were expanded to comply with Federal Aviation Administration requirements and to accommodate a request from the City's airline partners to add additional overnight aircraft parking positions, and a remote de-icing position. Together with the terminal expansion and improvements, the Construction Cost Limitation for the project is \$276,000,000 plus \$13,000,000 Owner contingency for a total not-to-exceed amount of \$289,000,000.

In March 2017, additional funding was authorized for modifying international gates to accommodate dual international deplaning, modifications to the mezzanine space, build out of an emergency operations center, build out of apron level tenant space and replacement of aging baggage claim devices in the amount of \$20,500,000 and an increase of contingency

funding by \$1,500,000, bringing the total current construction contract amount from \$276,000,000 to \$296,500,000 and the \$13,000,000 owner construction contingency to \$14,500,000 for a total contract authority not to exceed \$311,000,000.

Aviation Staff continues to work with the Federal Aviation Administration to apply for grants for the apron expansion and airside construction portion of the overall project. The process for accepting Federal Aviation Administration grant offers consists of accepting and executing the grant within a short timeframe. In an effort to make the federal funding process more efficient and to maximize the federal grant participation by the Federal Aviation Administration for the overall project construction, the project team (City of Austin, Gensler and Associates, and Hensel Phelps) anticipates the apron and terminal expansion and improvements project to be accomplished in four major phases.

The sequence of work contains the following separate Guaranteed Maximum Prices for four distinct designated phases of the overall project as follows:

Phase 1: (Complete) Demolition of an unused Regional Corrosion Control Facility Building which must be removed before the project can begin and to allow for construction of the new Aircraft De-Icing Facility.

Phase 2: (Completed) Construction of Apron Expansion Area A and B to accommodate apron and taxiways suitable for large, international flight aircraft

Phase 3: Construction of the Terminal Expansion project and multiple improvement sub-projects inside the Existing Terminal Building.

Phase 4: Construction of Apron Expansion Area C to extend the west apron and taxi lanes to accommodate larger, international aircraft to taxi to the new Terminal Expansion Building and construction of a remote deicing facility.

This request for Council Authorization is for additional funding for design services required for the following items as described:

- § The original design fees for these services were based on construction completion dates that have been changed with additional authorized modifications to the terminal expansion and the final phase of the apron expansion (GMP 4). This supplemental amendment will modify the construction administration completion dates to align with the current construction schedule.
- § Several consultants on the design team are required to purchase additional insurance in order to comply with the insurance amounts stipulated in the Contract resulting from the extension of construction time. These additional insurance coverage amounts are to be billed as reimbursable expenses.
- § At the request of the Airlines, areas of the existing and new Terminal buildings will now have an early-warning system to alert workers on the apron of lightning strikes within

the vicinity of the airport. The airport currently has a manual system. A new automated system will provide a more reliable level of safety for ramp operations and protection for employees.

- § During the design of the remote deicing pond that supports the deicing facility, the availability of material for the base design could not be determined so an alternate liner design was produced that could assure that strict permeability requirements could be met. The redesign required additional coordination with the Texas Commission of Environmental Quality (TCEQ) in order to secure approval, to meet this alternate higher level of standard requested by TCEQ.

This amendment is pending review by the City's Change Control Committee. The Change Control Committee was established to comply with Council Resolution No. 20120126-048, which required the establishment of consistent criteria and process to evaluate contractual changes for all contracts administered by the Capital Contracting Office. The Change Control Committee is comprised of management-level subject matter experts.

This project is located in zip code 78719 (District 2) and is managed by the Public Works Department.

Gensler is located in Austin, TX.